

COMM SE COR OF NW1/4 OF NW1/4, W
POB, N 248.91 FT, W 879 FT TO E
ICHETUCKNEE AVE, S 248.47 FT, E

BLOM CHRISTIAN
2325 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

19-5S-16-03653-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	108	100	
BAS	1,248	100	
FOP	184	30	
USP	221	35	
UST	126	45	
TOTALS	1,887		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,545	127.5000	145.35	224,566	1976	2015	0	0	12.50	87.50
1 SINGLE FAM 100% - 2024 Heated Area: 1356 HX Base Yr 2024											



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			196,495
TOTAL MARKET OB/XF VALUE			7,520
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			269,015
SOH/AGL Deduction			11,533
ASSESSED VALUE			257,482
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			206,071
TOTAL JUST VALUE			269,015
NCON VALUE			600
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			252,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/457	11/15/2023	WD	Q	I	01	310,000
GRANTOR: REED KURT J SR						
GRANTEE: BLOM CHRISTIAN						
1341/0098	7/12/2017	WD	Q	I	01	149,000
GRANTOR: GARY M KENT & EDITH C						
GRANTEE: KURT J REED SR & DI						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	100	1993	1993	3	100	400	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	2,000	
4	0031	BARN, MT AE	0	100	24	30	720.00	UT	3.50	100	2014	2014	3	100	2,520	
5	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	100	2026	2025		100	600	
TOTALS															7,520	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W9 S24 E29 E23 N24 W29 W14 \$			
USP=[ORIG=43,0] N13 W17 S13 E17 \$			
FOP=[ORIG=20,24] S8 E23 N8 W23 \$			
UST=[ORIG=14,0] N9 W14 S9 E14 \$			
BAS=[ORIG=0,0] N12 W9 S12 E9 \$			

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							